

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this **20th** day of **December, 2002**, by and between **JTH Builders, LLC**, a Mississippi Limited Liability Company, party of the first part, and **Josephine Bierwirth**, an unmarried woman, party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 38, 1st Revision, College Hills Planned Unit Development, Section 18, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Book 55, Pages 3-5, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

**Parcel #: 2064-1801.0-00038.00**

**Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 410, Page 757 in said Chancery Clerk's Office.**

**TO HAVE AND TO HOLD** the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

**EXCEPT** for subdivision restrictions, building lines and easements of record as shown in Plat Book 55, Pages 3-5, in said Chancery Clerk's Office, and except for any **2003 DeSoto** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IN WITNESS WHEREOF**, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

**JTH Builders, LLC**

  
Terry Hooper, Chief Manager

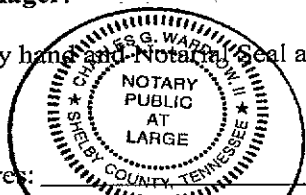
STATE MS. - DESOTO CO. *mc*  
FILED *mc*

DEC 30 1 56 PM '02

BK 434 PG 740  
W.E. DAVIS CH. CLK.

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Hooper** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Chief Manager** (or other officer authorized to execute the instrument) of **JTH Builders, LLC**, the within named bargainor, a Mississippi Limited Liability Company, and that he as such **Chief Manager**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Chief Manager**.

WITNESS my hand and Notary Seal at office this **20th** day of **December**, 2002.



Notary Public

My commission expires:

Exp. 01/26/05

Property address: **3772 Lake Village Cove South**  
**Olive Branch, MS 38654**

Grantor's address **8177 Springbrook Cove**  
**Olive Branch, MS 38654**

Phone No.: **H(662)-895-9372**

Phone No.: **W(901) 604-4207**

Grantee's address **3772 Lake Village Cove South**  
**Olive Branch, MS 38654**

Phone No.: **H. 662 838-3444**

Phone No.: **W/ 662 393-9789**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Josephine Bierwirth**  
**3772 Lake Village Cove South**  
**Olive Branch, MS 38654**

This instrument prepared by:

**Southern Trust Title Company**  
**6465 Quail Hollow, Suite 300**  
**Memphis, TN 38120**  
**(901) 754-2080**

File No.: **134556S**

Return to: **Southern Trust Title Company**  
**7515 Corporate Centre Drive**  
**Germantown, TN 38138**  
**(901) 754-2080**

(FOR RECORDING DATA ONLY)